

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: December 03, 2015

Meeting No.: 217

Project: Kennedy Krieger Institute

Phase: Continued Schematic

Harry and Jeanette Weinberg Autism + Rehabilitation Center

Location: 801 N Broadway

PRESENTATION:

Chuck Goodman, Architect with CR Goodman Associates and Steve Kelly, Landscape Architect with Mahan Rykiel presented the updated schematic design studies for a 7-story, 101,150 sq. ft. outpatient medical building located on the corner of Ashland and Rutland Avenues next to the existing KKI Parking Garage.

The design team proposed the following changes in response to comments from the September 10 UDARP review:

1. Organize covered Drop-off, Main Entry, and Lobby space closer to Ashland Avenue;
2. Provide a direct link from Drop-off area to Ashland Ave via Pedestrian Gate;
3. Two-skin façade articulation that seeks to emphasize verticality and glazing at ground level, Main Entry & Lobby, Elevator Lobbies, and 7th floor Conference Center.

Other changes/additions to the design included:

1. Reconfiguration of the Taxi Zone and related curbed storm water facilities and sidewalks;
2. Low planter along Rutland Avenue in addition to shade trees and street lights per streetscape standards for the area;
3. 7th floor Outdoor Terrace overlooking KKI Campus, facing northwest
4. Waiting/Community Room along Ashland Ave, connected to Elevator Lobby via central vestibule at the Main Entry.

Comments from the Panel:

The Panel was generally complimentary of the latest development of the schematic design and discussed the following areas for further study:

1. **Site Organization** – the panel discussed at length the proposed taxi circulation pattern as being inefficient and asked the design team to consider alternative options that improve the flow of traffic in the shared driveway as it connects to the taxi zone. While the panel found the proposed link between Main Entry/Drop-off and Ashland Ave generally beneficial, they questioned the integrity of the pedestrian gate and fence above the low site wall as proposed. The panel understood the need for controlled access along that edge and encouraged the design team to find an alternative design solution that is consistent with the building type and helps create a stronger edge condition between the building, sidewalk, and landscape.
2. **Building Articulation** – the panel was unanimous on the need for simplification of the building exterior as it related to the horizontal stripes of change in materials, mixture of horizontal and vertical formal expressions, and various glazing patterns. Suggestions for alternative strategies included simplifying the masonry pattern, seeking clarity of intent in the overall articulation

(vertical vs. horizontal), maintaining consistent rhythm of vertical elements (pier above Main Entry and corner of Ashland and Rutland Aves), and exploring various glazing proportions that move away from the “suburban office” style. Additional comments included reducing the heavy band appearance of the top parapet of the building, allowing more solid surface for signage at the east façade, and locating the terrace in the northeast corner instead in order to capture views of Eager Park. The Panel recommended that the design team returns with a few strong proposals that show a clear intent for exterior articulation of the new building façade.

Panel Action:

The Panel recommended Schematic Design approval with comments as stated above.

Attending:

Chuck Goodman, Juan Cardehas - CR Goodman Associates
Steve Kelly, Jennifer Saunier - Mahan Rykiel
Frank Updike - Kennedy Krieger Institute
Ryan Potter – GEJ
Joe Corson – The Blue Book

Messrs. Bowden, Rubin, Haresign, Burns, and Ms. Ilieva* - UDARP Panel

Tamara Woods, Christina Hartsfield - Planning